

#627

BILL NO. Z-97-03-06

ZONING MAP ORDINANCE NO. Z-03-97

AN ORDINANCE amending the City of  
Fort Wayne Zoning Map No. Q-3.

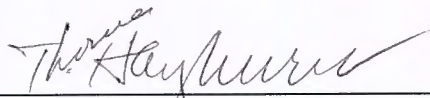
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated an M-3 (Heavy Industrial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana of 1974:

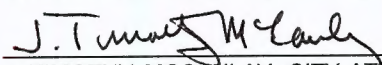
Lot 4, 5 and 6 of Cordrey & Slataper's Addition, along with Lot 8 of Gzybowski's Addition, except the southerly 100 feet of Lot 8.

and the symbols of the City of Fort Wayne Zoning Map No. Q-3, as established by Section 157.016 of Title XV of the Code of the City of Fort Wayne, Indiana are hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM AND LEGALITY:

  
J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Hayhurst  
and duly adopted, read the second time by title and referred to the  
Committee on Regulations (and the City Plan Commission  
for recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Council Conference Room 128, City-County Building, Fort  
Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_\_\_, at \_\_\_\_\_ o'clock  
\_\_\_\_\_, M., E.S.T.

DATED: 3-11-97.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Hayhurst  
and duly adopted, placed on its passage. PASSED LOST  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 4-8-97

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL)

(ZONING)

ORDINANCE

RESOLUTION

NO. 2-03-97

on the 8th day of April, 19 97

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 9th day of April, 19 97,  
at the hour of 11:30 o'clock A., M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of April,  
19 97, at the hour of 7:30 o'clock A., M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR





#627

Receipt # 18536

# Petition for a Zoning Map Amendment

Community & Economic Development / 1 Main Street Rm #830 / Fort Wayne IN 46802 / (219) 427-1129

I/We

do hereby petition to amend the Zoning Map of the City of Fort Wayne Indiana, by reclassifying from designation

a/an: R-2

to a/an: M-3

designation the property located at the common street address of: 2701 Wayne Trace

and further described as follows: Lots #1, 2, 3, 4, 5, 6 of Gordon & Slataper's

and Lot #38 of Gzybowski's addition SEE ATTACHED LEGAL

(Please attach a legal description if more space is needed.)

The purpose of this rezoning is to permit the use of the property for the following: Future  
Industrial Expansion.

Property Owner(s) Name(s): John R. Gzybowski and Henry Gzybowski

Street Address: 4034 North Washington Road

City: Fort Wayne State: Indiana

Zip Code: 46804 Phone: 219-432-5245

I/We the undersigned, do hereby certify that I am/We are the owner(s) of more than fifty percent (50%) of the property described in this petition; that I/We agree to abide by all provisions of the Fort Wayne Zoning Ordinance as well as all procedures and policies of the Fort Wayne City Plan Commission as relating to the handling and disposition of this petition; and that the above information is true and accurate to the best of my/our knowledge.

John R. Gzybowski JOHN R. GZYBOWSKI 2-10-97  
Signature Printed Name Date

Henry Gzybowski HENRY GZYBOWSKI Feb 6, 1997  
Signature Printed Name Date

Signature Printed Name Date

Notes to the Applicant:

- If additional space is needed for either a legal description, or property owners names addresses and signatures, please attach same to this form.
- All requests and deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice being submitted to the newspaper for publication.
- Filing of this petition grants the City of Fort Wayne permission to post "Official Notice" on the petitioned property. Failure to post, or to maintain posting may prevent the public hearing from being held.
- All checks should be made payable to: CITY OF FORT WAYNE.

Name and Address of preparer, attorney or agent.

James R. Poiry , President

219-424-1030

Telephone Number

Ft. Wayne Anodizing

2535 Wayne Trace, Ft. Wayne, IN 46806

Receipt #: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Map #: \_\_\_\_\_

Reference #: \_\_\_\_\_



# Fort Wayne Anodizing

2535 Wayne Trace • Fort Wayne, Indiana 46803 • Phone: (219) 424-1030 • FAX (219) 420-4006

February 24, 1997

Mr. Wayne O'Brien  
Department of Planning  
City of Ft. Wayne  
One Main Street  
Ft. Wayne, IN 46802

Dear Wayne:

With respect to the Petition for Zoning Amendment on 2701 Wayne Trace, please change subject land description for rezoning to read:

"Lot 4, 5, and 6 of Cordrey & Slataper's Addition along with lot 8 of Gzybowski's Addition except the southerly 100 feet of lot 8."

Thanks for your patience and guidance.

Sincerely,

A handwritten signature in cursive script, appearing to read 'J.R. Poiry', written over the printed name and title.

James R. Poiry  
President



## RESOLUTION OF ZONING MAP AMENDMENT RECOMMENDATION

**WHEREAS**, the Common Council of the City of Fort Wayne, Indiana, on March 11, 1997 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated Bill No. Z-97-03-06; and,

**WHEREAS**, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

**WHEREAS**, the City Plan Commission conducted a public hearing on such proposed ordinance on March 17, 1997.

**NOW THEREFORE, BE IT RESOLVED** that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a **DO PASS** recommendation based on the Commission's following "Findings of Fact".

1) Approval of the request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area.

Approval would encourage additional investment in the area and continue to provide employment in the Central Area.

2) Approval is consistent with the preservation of property values in the area. Fort Wayne Anodizing has been an area employee for many years. Approval will allow this growing business to allow for future expansion needs.

3) Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Wayne Trace has been developed as an industrial corridor and is capable of supporting future growth.

**BE IT FURTHER RESOLVED** that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 24, 1997.

Certified and signed this  
27th day of March 1997.



---

Carol Kettler Sharp  
Secretary



# PETITION

Fort Wayne, Ind.

To the Board of Public Works of the City of Fort Wayne:

Gentlemen:

estate on

The undersigned, owners of real

, from

to

respectfully petition for the passage of a resolution providing for the

rezoning that Fort Wayne and adjoining that want  
to rezoned property to expand. I will be a  
part of on a first march 17, 1997 at 7:00 at the city  
county Building Room 126.

We need people to sign this

Mr & Mrs H. Woodward, Jr. 2645 Raymond Street  
James Jackson 2614 Raymond St

Michael Wilson 2616 Raymond St

Vincent E. Ruston 2831 Raymond St Ft Wayne 46803

Elizabeth Nell Taylor 2502 Raymond St 46803

Carolyn Shannon 2405 Schele St

Chad M. 2536 Raymond St

Daniel L. 2613 Raymond 426-8945

Linda L. Caudill 2810 Raymond 424-0188

George Lopez 2836 Raymond St.

Wendy W. 2810 1/2 Lawrence Ave

Mr & Mrs Aubrey Shangkell 2825 Lawrence Ave

Mrs. Richard Hargis 2821 Lawrence Ave 46803

Mr. J. A. 2726 Lawrence Ave 46803

Mr. & Mrs. Harold Reighard 2831 Lawrence Ave 452-6291

Helen Klesjan 2802 Lawrence 2807 Lawrence

Kay Anne 2802 Lawrence Ave 46803

Mr & Mrs Jopp 2811 Lawrence Ave 46803

William J. 2728 Lawrence Ave 46803

Jamara Richard 2831 Lawrence Ave.

Eleanor Miller 2910 Raymond St 46803

Deborah Luna 2910 Raymond St 46803

Joni Luna 2910 Raymond St 46803

Mary Kevell 2906 Raymond St

Mr & Mrs. Hernandez 2905 Raymond St 46803

K. Buraczynski 2901 Raymond St 46803

Mr & Mrs. Preston 2831 Raymond St 46803

Dennis Phromize 2827 Raymond St



# P E T I T I O N

Fort Wayne, Ind., \_\_\_\_\_

To the Board of Public Works of the City of Fort Wayne:

Gentlemen:

The undersigned, owners of real

estate on \_\_\_\_\_, from

to \_\_\_\_\_

respectfully petition for the passage of a resolution providing for the

Patricia Lamm - 2311 Wagon Trail

Juan M. Navarro 2429 Wayne Tr.

Garold D. Bauernfeist 2120 Roy

Georgia V. Mason 2824 McCormick

Ed. Lepke 2838 Raymond St 422-3494

Tommy & Co. Williams 2806 Raymond St 426-0534

Edward Allen 2841 McCormick 422-8003

Mildred Mueny 2107 Roy

Betsy Martin 2701 Raymond

Frank Hope 2725 Lawrence Ave.

Edward Hope 2725 Lawrence Ave.

Charlotte Hope 2725 Lawrence Ave. 424-3557

Willie Mae Hope 2725 Lawrence Ave.

Mrs. Ernest Brunkhoff 2837 Lawrence Ave.

Ed. Hoff 2914 Raymond St.

Isaiah V. Shaw SR 2902 Chestnut St.



# PETITION

Fort Wayne, Ind.,

**To the Board of Public Works of the City of Fort Wayne:**

Gentlemen:

The undersigned, owners of real

estate on \_\_\_\_\_, from

to

respectfully petition for the passage of a resolution providing for the



# FACT SHEET

Z-97-03-06

BILL NUMBER

## Division of Community Development & Planning

BRIEF TITLE

APPROVAL DEADLINE

REASON

Zoning Map Amendment

R-2 to M-3

### DETAILS

Specific Location and/or Address

2701 Wayne Trace between Roy & Pitt

Reason for Project

Future expansion of Fort Wayne  
Anodizing

Discussion (Including relationship to other Council actions)

17 March 1997 - Public Hearing

(See Attached Minutes)

24 March 1997 - Business Meeting

Motion was made and seconded to return the ordinance to the Common Council with a DO PASS recommendation.

Of the six (6) members present, five (5) voted in favor of the motion, the Chair did not vote.

Motion carried.

Members Present: Linda Buskirk, Jim Dearing, Ernest Evans, DeDe Hall, Richard Pierce, Dave Ross

Members Absent: James Hoch, Thomas Quirk, Carol Kettler Sharp

### POSITIONS

### RECOMMENDATIONS

Sponsor

City Plan Commission

Area Affected

City Wide

Other Areas

Applicants/  
Proponents

Applicant(s)  
Fort Wayne Anodizing  
City Department

Other

Opponents

Groups or Individuals

Evelyn Floyd, president  
Eastside Neighborhood Assn  
Basis of Opposition

-further expansion would  
increase pollution in area

Staff  
Recommendation

☒ For ☐ Against

Reason Against

Board or  
Commission  
Recommendation

By

☒ For ☐ Against  
☐ No Action Taken

☐ For with revisions to conditions  
(See Details column for conditions)

CITY COUNCIL  
ACTIONS  
(For Council  
use only)

☐ Pass ☐ Other  
☐ Pass (as amended) ☐ Hold  
☐ Council Sub. ☐ Do not pass



DETAILS

POLICY/PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start

Date 10 February 1997

Projected Completion or Occupancy

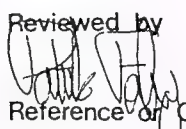
Date 26 March 1997

Fact Sheet Prepared by

Patricia Biancaniello

Date 26 March 1997

Reviewed by



Date

20 March 1997

Reference or Case Number



- a. Bill No. Z-97-03-06 - Change of Zone #627  
From R-2 to M-3  
2701 Wayne Trace

Bill Branstrator, Vice President in charge of operations for Fort Wayne Anodizing appeared before the Commission. Mr. Branstrator stated that Fort Wayne Anodizing is adjacent to the property in question. He stated that they are looking at this particular property because presently Fort Wayne Anodizing is landlocked. He stated that in 1993 they petitioned and received a change of zoning to do some modernization. He stated that due to this refurbishing in 1994, they have been able to add 10 more hourly employees plus two salary employees. He stated that they want to purchase the property for future expansion. He stated that since the property came up for sale, and they are landlocked, it makes sense for them to try and acquire this property for future expansion. He stated that in addition to purchasing the property they are cleaning up the entire property. He stated that it will cost the seller and the purchaser approximately \$50,000 to clean the property up and do the necessary demolish of the existing buildings on the property. He stated that they have removed hazardous waste and contaminated soil from the property. He stated that all of the buildings on this property are being demolished and all of the trees are being saved, the entire parcel will be graded and seeded and mowed on a regular basis. He stated that the potential for vandalism, drug houses and eyesores in the neighborhood, with this purchase, are going to be eliminated. He stated that all of the promises made with their last rezoning request have been kept. He stated that Fort Wayne Anodizing is willing to accommodate a request, that will deed over to the city, the necessary property to allow for a 12 foot wide alley. He stated that they will also create a landscape barrier, of 15 foot on the south side of the alley, if and when, construction takes place on this parcel. He stated that Fort Wayne Anodizing representatives are meeting with the Neighborhood Association on Friday (March 21, 1997) at 6:00 P.M. He stated that he has been with Fort Wayne Anodizing for the last 23 years. He stated that he feels that they have been a good neighbor, and they feel that as the company has progressed, so the neighborhood has progressed. He stated that the company does not generate any hazard waste. He stated that they use mild solutions of sulfuric acid and some caustics for etching. He stated that they are not required to have waste water treatment or fume scrubbers at the present time. He stated that the city of Fort Wayne monitors the sewer system and they do not at the present time have a PH problem and that they meet all local, state and federal agency requirements.

Dave Ross questioned why there was hazard waste on the property. He questioned if there was a manufacturing facility there at one time.

Mr. Branstrator stated that there was an auto repair garage on the property for several years. He stated they found some contaminated soil. He stated it was probably left over residue from oil changes.

Evelyn Floyd, 1802 Warren Street, president of the Eastside Neighborhood Association, appeared before the Commission in opposition to the proposed rezoning. Ms. Floyd stated that they did not mind Fort Wayne Anodizing expanding in the area if it is an improvement to the area. She stated that people in the area are unable to sit in the yards because of the pollution that comes from the existing facility.

James Hoch questioned how many members they had in the association.

Ms. Floyd stated that they have about 350 homes in the area and they have 35 to 40 active members.

Mr. Branstrator stated in rebuttal that prior to the refurbishing they did in 1993 & 1994 they had exhaust fans at the back of the buildings. He stated that there may have been some noxious fumes from the buildings. He stated that when they refurbished the buildings they increased the roof height by 15 feet and now there are no windows or exhaust fans anywhere on the buildings, except going straight up from the buildings. He stated that they have eliminated all of the noise and fumes being taken out the back of the buildings.

There was no one else present who spoke in favor of or in opposition to the proposed rezoning.

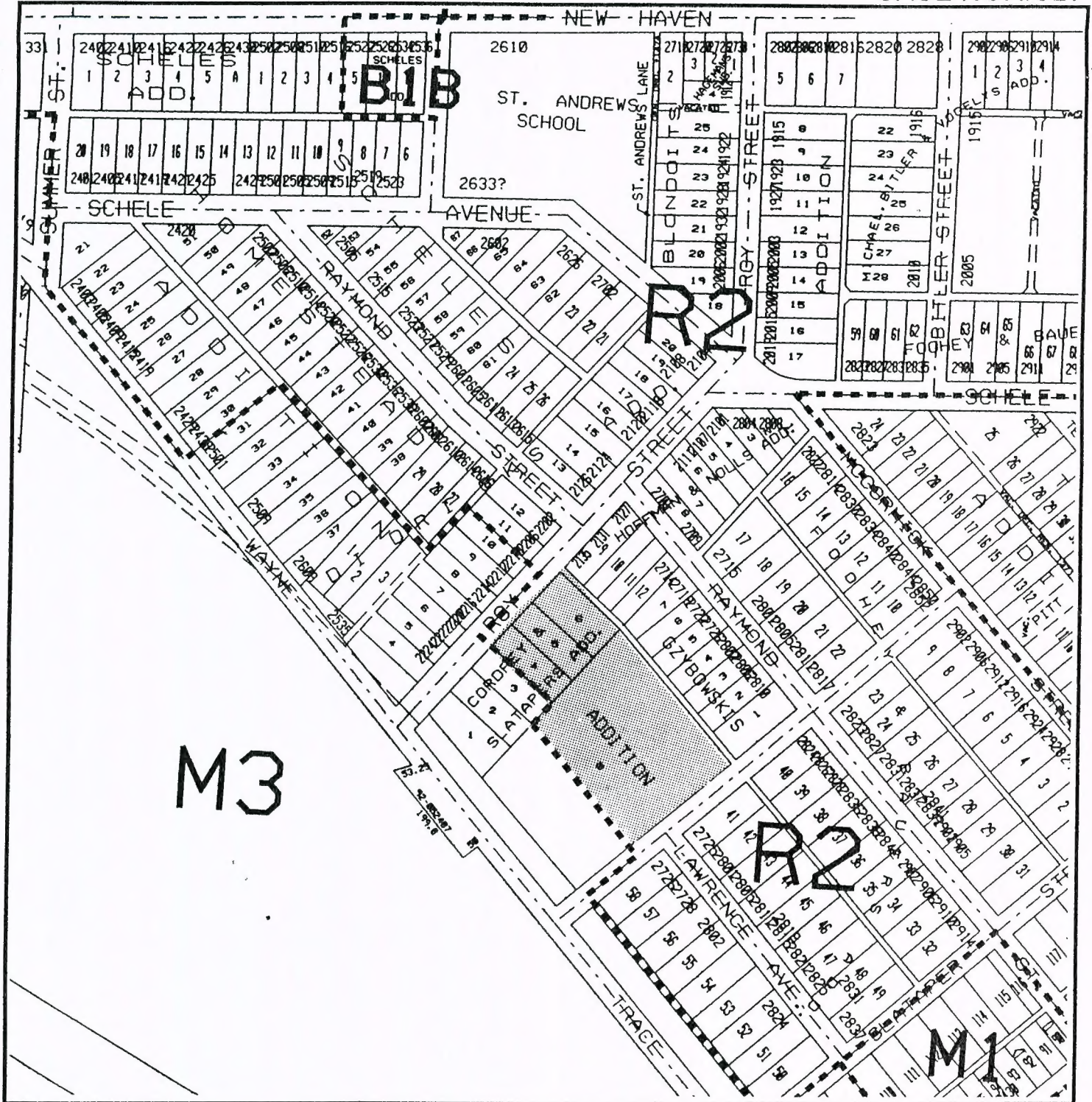
**ADJOURNMENT:**



# REZONING PETITION

## AREA MAP

CASE NO. #627



**COUNCILMANIC DISTRICT NO. 1**

Map No. Q-3  
LW 2-26-97



ORIGINAL

ORIGINAL

#627

DIGEST SHEET

TITLE OF ORDINANCE Zoning Ordinance Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - C&ED

SYNOPSIS OF ORDINANCE 2701 Wayne Trace

2-97-03-06

EFFECT OF PASSAGE Property is currently zoned R-2 - Two Family Residential. Property will become M-3 - Heavy Industrial District.

EFFECT OF NON-PASSAGE Property will remain R-2 - Two Family Residential District.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) \_\_\_\_\_

(ASSIGN TO COMMITTEE) \_\_\_\_\_



BILL NO. 7-97-03-06

REPORT OF THE COMMITTEE ON REGULATIONS

THOMAS E. HAYHURST - REBECCA J. RAVINE - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON \_\_\_\_\_ REGULATIONS \_\_\_\_\_ TO  
WHOM WAS REFERRED AN (ORDINANCE) (~~RESOLUTION~~) amending  
the City of Fort Wayne Zoning Map No. Q-3

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (~~RESOLUTION~~) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Thomas Hayhurst

Martin A. Burch

William J. Hunsley

Rebecca Ravine

John W. Crump

Debra J. Bell

John E. Kennedy

DATED: 4-8-97

Sandra E. Kennedy  
City Clerk